

COUNTY COUNCIL

OF

HARFORD COUNTY, MARYLAND

BILL NO. 79-19 (As Amended)

Introduced by Council Member Barbara O. Kreamer

Legislative Day No. 79-14 Date: May 8, 1979

AN ACT to repeal and re-enact with amendments, Section 7.015
and Section 7.05, heading, Lot Area, Width and Yard
Requirements, of Article 7, heading, "A-1" Agricultural
District, of the Harford County Zoning Ordinance (Ordinance
No. 6), as amended; to provide for a ~~reduction~~ in
ESTABLISHMENT OF area requirements for public libraries
and firehouses: FIRE DEPARTMENT, MAIN AND SUBSTATIONS.

By the Council, May 8, 1979

Introduced, read first time, ordered posted and public hearing scheduled

on: June 12, 1979

at: 7:00 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and Notice of time and place
of hearing and Title of Bill having been published according to the
Charter, a public hearing was held on June 12, 1979
and concluded on June 12, 1979.

Angela Markowski, Secretary

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1 Section 1. *Be It Enacted By The County Council of Harford County,*
2 *Maryland,* that Section 7.015 and Section 7.05, heading, Lot Area,
3 Width and Yard Requirements, of Article 7, heading, "A-1" Agri-
4 cultural District, of the Harford County Zoning Ordinance
5 (Ordinance No. 6) as amended, be, and they are hereby repealed
6 and re-enacted, with amendments, all to read as follows:

7 ARTICLE 7 - "A-1" AGRICULTURAL DISTRICT.

8 7.015. Houses of worship, accessory buildings for instruction
9 and parish houses; public buildings, museums, fire department
10 main and substations, libraries and other similar public buildings.
11 A FIRE DEPARTMENT MAIN STATION IS A STATION FROM WHICH A FIRE
12 DEPARTMENT CONDUCTS A SUBSTANTIAL AMOUNT OF ITS FIRE FIGHTING AND
13 RELATED ACTIVITIES AND WHICH THE FIRE DEPARTMENT HEADQUARTERS IS
14 LOCATED. A FIRE DEPARTMENT SUBSTATION IS A STATION FROM WHICH A
15 FIRE DEPARTMENT CONDUCTS FIRE FIGHTING ACTIVITIES AND WHICH IS
16 SUBORDINATE TO A MAIN STATION. A fire department substation is
17 designed for the purpose of housing emergency equipment, pro-
18 viding sleeping quarters for members and storage rooms. A fire
19 department substation shall not have facilities for social
20 events. Libraries shall have A MAXIMUM BUILDING AREA OF 10,000
21 SQUARE FEET AND A MINIMUM OF four (4) parking spaces for each one
22 thousand (1,000) square feet.

23 7.05. Lot Area, Width and Yard Requirements. The following
24 minimum requirements shall be observed, subject to the modified
25 requirements in Article 18, and provided also that for any
26 building exceeding thirty (30) feet in height, the side and rear
27 yards shall be increased in width or depth by one (1) additional
28 foot for each three (3) feet of excess height.

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		Minimum Lot Area	Lot Width At Bldg. Line	Lot Area Per Family	Front Yard Depth	Side Yard Width Ea. Side Yard	Rear Yard Depth
1							
2							
3							
4	Dwellings (4)	2 acres	200 ft.	2 acres	50 ft.	40 ft.	80 ft.
5	Converted				50 ft.		
6	Residences	2 acres	200 ft.	1 acre	(3)	40 ft.	80 ft.
7							
8	Rest Homes and Nursing Homes (2)	5 acres	200 ft.		50 ft.	50 ft.	100 ft.
9							
10	Mobile Home Park (1) (5)	10 acres		2 acres per family with 5,000 sq. ft. per mobile home space			
11							
12							
13	Recreational Campgrounds			2,500 sq. ft. per trailer and/or tent space			
14	for Trailers and Tents (1)	10 acres					
15	Churches	2 acres	200 ft.		50 ft.	40 ft.	80 ft.
16							
17	Public Libraries (BLDG. 10,000 SQ. FT.)	2 acres	200 ft.		50 ft. (2)	40 ft. (2)	80 ft. (2)
18							
19	Fire Department (Substation)	2 acres	200 ft.		50 ft.	40 ft.	80 ft.
20	(Bldg. Max. 8,000 Sq. ft.)				(2)	(2)	(2)
21							
22	Fire Dept. Main Station	5 acres	200 ft.		50 ft. (2)	40 ft. (2)	80 ft. (2)
23							
24	Public Utilities	20,000 Sq. ft.	100 ft.		40 ft.	30 ft.	50 ft.
25							
26	Hospitals, Sanitariums, Charitable						
27	Institutions, Cemeteries,						
28	Penal and Correctional						
29	Institutions (2)	20 acres					
30							
31	Other Principal Permitted				40 ft. (2)	30 ft. (2)	50 ft. (2)
32	Uses	5 acres	100 ft.	1 acre			

OTHER 5 ACRES 200 FT.

Minimum Lot Area	Lot Width At Bldg. Line	Lot Area Per Family	Front Yard Depth	Side Yard Width Ea. Side	Rear Yard Depth
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Other Conditional
Uses (2) (6) 5 acres 200 ft.

(1) = Except as required in Article 17.

(2) = Except as required in Article 16, 17 and 18.

(3) = Except when the existing residence is less than fifty (50) feet from a road improvement right-of-way.

(4) = For those lots on cul-de-sacs or outside curves wherein pie shaped lots are created, the lot width at the building line may be reduced to one hundred fifty (150) feet and the side yard width may be reduced to twenty (20) feet each side, provided the dwelling does not project past the building line of the adjacent lots and provided this exception is approved by the Director of Planning.

(5) = Except that, for mobile home parks serviced by public water and sewer, the minimum lot area per family shall be five thousand (5,000) square feet.

(6) = Except that home occupations shall be exempt from the five (5) acre minimum lot area.

Section 2. *And Be It Further Enacted*, that this Act shall take effect sixty (60) calendar days from the date it becomes law.

EFFECTIVE: August 13, 1979

79-19

AS AMENDED

LIBER 5 PAGE 331

BY THE COUNCIL

Read the third time.

Passed LSD 79-19 (June 12, 1979) (with amendments)

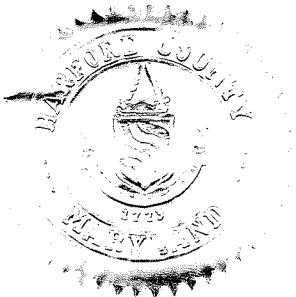
~~Failed on Passage~~

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 13th day of June, 19 79
at 1:30 o'clock P.M.

Angela Markowski, Secretary



BY THE EXECUTIVE

APPROVED:

Thomas Yarringer
County Executive
Date 6/12/79

BY THE COUNCIL

This Bill, having been approved by the Executive
and returned to the Council, becomes law on June 14, 1979.

Angela Markowski, Secretary

EFFECTIVE DATE: August 13, 1979

Rec'd & Recorded 8/1 1979 at 3:18 P. M.
HDC Liber 5 Folio 322 & examined per
H. Douglas Chilcoat, Clerk, Harford Co.

79-19
AS AMENDED